



21 WEMYSS GARDENS

WALLYFORD, MUSSELBURGH, EH21 8LA



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Welcome to a charming two-bedroom (plus study) end-terrace house which offers bright and airy accommodation that is well presented throughout. This southeast-facing home further boasts a generous living area, a large dining kitchen, and a bright three-piece shower room. In addition, it has private parking and a fully-enclosed rear garden with a workshop. Situated in the village of Wallyford, the home offers easy access to East Lothian's beautiful countryside and coastline, whilst remaining just 30 minutes by car or public transport from Edinburgh city centre.

Upon entering, you are welcomed by an inviting hall with understairs storage. On the right is the spacious living room. Here, a bold accent wall stands out against a neutral backdrop and wood-toned floor. It is an attractive combination that adds to the airy ambience, along with a southeast-facing picture window that bathes the space in a cascade of light. Glazed doors lead from here into the adjacent dining kitchen, which spans the entire width of the property offering lots of room for a table and chairs. It is generously appointed with white cabinets, alongside stone-inspired worktops with matching splashbacks. Seamlessly integrated appliances ensure a modern finish, whilst patio doors extend the space out into the rear garden.

FEATURES

- A well-presented end-terrace house
- Situated in the village of Wallyford
- Lightly decorated interiors
- Welcoming hall with understairs storage
- Spacious living room with southeast-facing aspect
- Generously appointed modern dining kitchen
- Two double bedrooms and a study
- White-tiled three-piece shower room
- Monoblock front garden/private driveway
- Low-maintenance enclosed rear garden
- Large workshop for storage and creative use
- Gas central heating and double glazing





Finishing the ground-floor is a white-tiled shower room. On the first-floor, there are two airy double bedrooms and a study that is ideal for home working. The principal bedroom also features an open wardrobe and additional built-in storage, whereas the second bedroom enjoys far-reaching views over the Firth of Forth to Fife. All three rooms are laid with easy-to-maintain floors as well. The property has gas central heating and double glazing for year-round comfort.

Outside, the front garden/private driveway is laid with monoblock paving, offering parking for at least two cars. The fully-enclosed rear garden also has a low-maintenance design, featuring a decked area for lounging in the sun and steps leading down to a patio with a sheltered barbecue area. There is also a large workshop for garden storage and creative use.

Extras: all fitted floor and window coverings, light fittings, and integrated kitchen appliances (oven, gas hob, extractor hood, fridge/freezer, dishwasher, and washing machine) are included.







Wallyford, East Lothian

Approximately 9 miles east of Edinburgh city centre, with excellent commuting links, the village of Wallyford is well-positioned to enjoy some of the best features of East Lothian, from picturesque countryside walks to the county's idyllic sandy coastline and its wealth of renowned golf courses. The village is well-served by local amenities, with convenience stores, a post office, and eateries. Further shops, supermarkets, pubs, and cafes can also be enjoyed in the thriving coastal town of Musselburgh, which is only two miles away. More extensive shopping and leisure facilities are on offer at nearby Fort Kinnaird Retail Park as well. For schooling, primary education is provided locally, whilst secondary education is available in Musselburgh, including the renowned, independent Loretto School (which caters to both primary and secondary levels). Wallyford boasts excellent public transport links, with its own railway station on the Edinburgh – North Berwick line, a handy Park and Ride facility, and regular bus services. It also offers quick access to the A1 and the City of Edinburgh Bypass - ideal for days out in the Pentland Hills or for connecting to the M8/M9 motorway networks.







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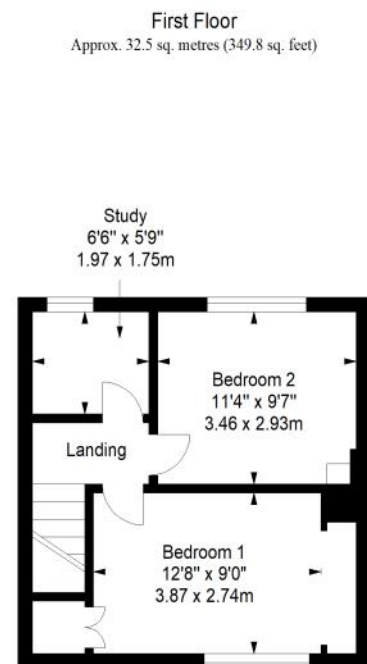
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HOUSE SALES

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1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.
2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing Date be set. The seller will not be bound to accept the highest or any offer.

FLOORPLAN



Total area: approx. 86.7 sq. metres (933.2 sq. feet)

